



# City of Harrisonburg, Virginia

## Planning Commission Meeting

May 10, 2006

7:00 p.m.

Regular Meeting  
345 South Main Street

**1) Call to order, roll call, determination of quorum, and review/approval of minutes from the April 12, 2006 regular meeting.**

**2) New Business**

*Rezoning – 548 Virginia Avenue*

Public hearing to consider a request from R. Darren Bostic & others to rezone one, 6,152 square foot lot from R-2, Residential District to R-3C, Multiple Dwelling Residential District Conditional. The property is located at 548 Virginia Avenue, and can be found on tax map 35-D-16.

*Rezoning – Suter and Monroe Streets (Undeveloped)*

Public hearing to consider a request from Ferguson Investments to rezone twenty-seven lots, totaling 7.11 acres, zoned R-2, Residential District and R-2C, Residential District Conditional to R-7, Medium Density Mixed Residential Planned Community District. The properties are located near the undeveloped portion of Suter and Monroe Streets, and can be found on tax map parcels 40-A-25-30, 40-B-9-19, and 40-B-28-37.

*Rezoning – 217 South Liberty Street (Cassco Ice Property)*

Public hearing to consider a request from Virginia Manor, LLC to rezone three lots, totaling 2 +/- acres from M-1, General Industrial District to B-1C, Central Business District Conditional. The property is located at 217 South Liberty Street, and can be found on tax map parcels 25-F-9, 9A, 10.

*Rezoning – 1524 & 1528 Country Club Road*

Public hearing to consider a request from John M. Serrell to rezone two lots, totaling 2.99 acres from B-2C, General Business District Conditional to M-1, General Industrial District. The lots are located at 1524 & 1528 Country Club Road, and can be found on tax map parcels 13-B-8 & 9. (A portion of tax map 13-B-8 is currently zoned M-1)

*Rezoning – “The Ledges”, 1645 Erickson Avenue*

Public hearing to consider a request from Charles Clark & others to rezone two lots, totaling 47.21 acres from R-1, Low Density Residential District, R-3 Multiple Dwelling Residential District, and B-2, General Business District to R-6, Low Density Mixed Residential Planned Community. The lots are located at 1645 Erickson Avenue, and can be found on tax map parcels 115-B-1 & 4.

**3) Unfinished Business**

**4) Public Input**

**5) Report of secretary and committees**

*Proactive Zoning*

*Denton Park Update*

**6) Other Matters**

**7) Adjournment**

Staff will be available Tuesday June 13, 2006 at 2:30 p.m. for those interested in going on a field trip to view the sites for the June 13, 2006 agenda.